



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

<b>Application Number:</b>	3003513
<b>Applicant Name:</b>	Bob Kroese
<b>Address of Proposal:</b>	3400 6 <sup>th</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit for future demolition of a 47,168 square foot one-story warehouse building. Existing foundation and concrete floor slab to remain. Change of use from warehouse to outdoor storage.

The following approval is required:

**SEPA - Environmental Determination** - Chapter 25.05, Seattle Municipal Code

**SEPA DETERMINATION:**      ☐ Exempt    ☐ DNS    ☐ MDNS    ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction

**BACKGROUND DATA**

Site and Vicinity Description

The site is located in the Duwamish Industrial area in an Industrial General-2 zone, with a height limit of 85 feet (IG2/85). The site is bordered on the west by 6<sup>th</sup> Avenue South and South Hinds Street. All surrounding zoning is IG 2/85.

The building proposed for demolition was formerly used for Aurora Crane and is now vacant. Adjacent properties include metal fabrication, manufacturing and a Sound Transit service base. There is a pending street vacation for South Hinds Street. (Clerk File 304506)

### Proposal

The proposal is to demolish the building. The building foundation slabs will remain.

### Public Comment

No public comment letters were received during the public comment period.

### ANALYSIS

The Department of Planning and Development has analyzed and annotated the environmental checklist dated November 1, 2005 and reviewed the project plans and any additional information in the file. As indicated in the checklist, this action could result in demolition related adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will generally provide sufficient mitigation. The only conditioning or further mitigation that is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665) is for the proponent to notify the Puget Sound Clean Air Agency of building demolition plans, prior to issuance of a demolition permit (including prior to issuance of this MUP, which authorizes demolition).

This condition is imposed pursuant to SEPA authority to mitigate air quality impacts (SMC 25.05.675 A).

### Long - term Impacts

No long-term impacts are expected as a result of the proposed building demolition.

### DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C).

[ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

**CONDITIONS**

Prior to the Issuance of the Master Use and/or Demolition Permits

1. The owner(s) and/or responsible party(s) shall submit a copy of the PSCAA Demolition Permit to the DPD demolition permit reviewer prior to issuance of a demolition permit.

Signature: (signature on file)  
Holly Godard, Land Use Planner  
Department of Planning and Development

Date: May 4, 2006